



FREDERICK

PLANNING

PLANNING COMMISSION AGENDA

Monday, December 13, 2021

Channel 99 or Streamed Live on Channel 99 Online

www.cityoffrederickmd.gov/publicmeetings

6:00 P.M.

I. CALL TO ORDER:

II. ANNOUNCEMENTS:

III. MINUTES:

Approval of the October 11, 2021 Planning Commission Meeting Minutes

Approval of the October 18, 2021 Planning Commission Workshop Meeting Minutes

Approval of the November 8, 2021 Planning Commission Meeting Minutes

Approval of the November 15, 2021 Planning Commission Workshop Meeting Minutes

Approval of the December 10, 2021 Planning Commission Pre-Planning Commission Meeting Minutes

IV. PUBLIC HEARING-CONSENT ITEMS

(All matters included under the Consent Agenda are considered routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff, or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda)

V. CONTINUANCES:

VI. MISCELLANEOUS:

A. Approval of the 2022-2023 Planning Commission Deadline Schedules (Collard)

VII. OLD BUSINESS:

VIII. NEW BUSINESS:

B. PC21-506FSI, Final Site Plan, Aspen Dental/Starbucks

The Applicant is requesting approval of a final site plan to construct a 5,768 square foot pad site within the Frederick County Square Shopping Center at 1003 W. Patrick Street. The new building will contain two tenants, an Aspen Dental, professional office, and Starbucks, fast food restaurant. (NAC 5) (Simon)

C. PC20-1054FSI, Final Site Plan, Frederick Toyota Plan

The Applicant is requesting approval of a final site plan to construct a 596 square foot addition to an existing automobile sales and service center at 1040 W. Patrick Street as well as the construction of a covered, but unenclosed drive through for the service department.

The Applicant is also requesting modifications to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards* and a recommendation to the Mayor and Board of Aldermen for a deferral of public improvements. (NAC 8) (Kelly)

D. PC21-190FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Frederick Toyota

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation in conjunction with the final site plan for the building addition to the automobile sales and service center at 1040 W. Patrick Street. (NAC 8) (Kell)

E. PC21-1009FSI, Final Site Plan View, Waverley View, Part I Area F2

The Applicant is requesting approval of a revision to the previously approved final site plan within the Waverley View Planned Neighborhood Development (PND) located on the north and south sides of Shookstown Road and east and west of Waverley Drive. The Applicant is amending the detail for the single-family, detached units to reduce the distance between the house and the garage from 12' to 6' and is adding a new single-family, detached dwelling unit lot type with an attached, rear loaded garage to Area F2 on the south side of Shookstown Road, east of Waverley Drive. (NAC 5) (Reppert)

F. PC21-808FSI, Final Site Plan, FNP Business Center

The Applicant is requesting approval of a final site plan to construct three, two-story buildings containing a total of 136,106 square feet and proposed for office, warehouse and research and development uses at 351 Ballenger Center Drive.

The Applicant is also requesting modifications to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*. (NAC 10) (Reppert)

G. PC21-1234ZTA, Zoning Text Amendment, Article 3, Section 322, Annexation

The Planning Division is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Article 3, Section 322 of the Land Management Code (LMC) entitled, *Annexation*. **(Nessen/Collard)**

A complete and final agenda will be available for review prior to the meeting on the Internet at www.cityoffrederickmd.gov. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederickmd.gov. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Jessica Murphy at (301) 600-3188 or jmurphy@cityoffrederickmd.gov. The City of Frederick Government does not discriminate based on race, color, religion, sex, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, genetic information, or any other legally protected group in employment or in the provision of services.